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DOWNTOWN COMMISSION RESULTS

Tuesday, February 26, 2019 - 8:30 AM

111 N. Front Street, Michael B. Coleman Government Center

Hearing Room (Second Floor)

I. Attendance

Present: Steve Wittmann (Chair); Tedd Hardesty; Kyle Katz.; Mike Lusk; Jana Maniace

Absent: Otto Beatty, Jr.; Robert Loversidge; Danni Palmore

City Staff: Daniel Thomas; Brandan Hayes; Ashley Senn

II. Approval of the January 22, 2019 Downtown Commission Meeting Results 09:08

Motion to approve KK, JM – 2nd (5-0) Check with Chairman about one small correction.

III. Requests for Certificate of Appropriateness

Case #1 19-2-1

09:52

Location: 399 W. State St.

Applicant: David Berkley

Property Owner: HP LAND DEVELOPMENT

Attorney: James Meaney

Architect: Daniel Clime and Associates

Request:

Certificate of Appropriateness for the design approval for Dog Care (Kennel) at 399 W. State Street.

Last month the Downtown Commission granted Special Use approval for Animal day care or boarding

Discussion: DC – 10,000 sf building, franchise operation based out of Pittsburgh, which includes designers on staff. Use of franchise colors, red and white, as the façade will be painted. Will replace the entrance. Security is issue with proximity of homeless, fencing and lighting will be used. Signage will be submitted separately. There will be a wall sign as indicated on the drawing (may vary). KK – would like to move for acceptance. ML – 2nd. JM – lighting? DC – will use new wall packs. There is one street light on State Street. TH – junipers are pretty low in terms of screening parking lot. Would suggest something higher, 30 to 36 inches. This would mean a few more shrubs.

Results: Motion to approve (5-0). Return for signage and adjust type and number of shrubs.

Case#2 19-2-2

15:24

Address: 274 E. Long St. (Northeast corner of Long and Neilston Streets)

Applicant and Architect: Lupton Rausch Architects / David Goth

Property Owner: Edwards Long Street LLC

Request:

Certificate of Appropriateness for parking garage. Includes ground floor retail and dog walk area.

Discussion: DJT – property has seen three prior proposals all had residences fronting Long Street while keeping surface parking in the rear. The current proposal expands to take the entire site for a parking structure with retail and dog park frontage. Edwards had another site at the southeast corner of Long and Sixth but encountered property issues.

DG – the program from the other site has not changed, the dog park has moved to front Long Street. The stair at this location is less of an architectural statement. The adjacent building (the Lear) was recently made into apartments with ground floor retail fronting Long. The Lear is separated from the garage to preserve light and nominal views with about 20 ft. of space. Garage is entered off of Neilston St. towards the rear corner as per Public Service request. Thin retail space along Long. Fenced in dog park (for adjacent Edward's apartment dwellers) extends on the eastern side.

Materials as similar to what was proposed for the other site. White tile, wood – cedar-type look siding (fabricated concrete composite) above the retail and also acts as roof screening for any mechanical. Samples provided. Retail frontage will be clear glass and clear anodized aluminum. The retail space is about 1,500 sf. KK – concern that there is visual penetration when face on but not so from the side. Looks almost brutalistic. DG – thought that there might be plant material at the base. There could also be lighting in the soffit space. The glass line is recessed about 3 ft. which means doors could swing out - not going out into the R.O.W. Signage, lighting and other aspects are awaiting a retailer. JM – consider “washing” that back wall to accentuate the depth – the whole project is playing with angles, would be an inexpensive way to dress up the parking garage. DG - the surface material of the garage is concrete. The stairwell would be the siding material in a different color. TH – who controls the 20 ft. of landscape zone? Come back with a more detailed landscape plan for this area. Coordinate a design solution. SW – can we assume you will bring this back? DG – yes. TH – even on the dog park, a detailed landscape plan should be submitted to staff. KK – harken back to my earlier concern, which I consider cold. Maybe the tenant of the space could make it warmer or more dynamic, fun or energetic. Could be art – something to liven it up. JM – like the fence treatment, maybe make it look more like an architectural element. Maybe with mesh.

DG - We should come back with landscape, specifications of the fence. SW – I think that it would be easy to come back to the Commission about these details. Questions about open space. DG – it is all part of the property but the intent of having it reflects on the adjacent apartment and need for light and views. The intent is to have ground cover and trees. TH – I move to approve. ML – 2nd. SW – we have building itself and comments. Should we incorporate those into the motion or approve outright? KK – like to encourage the review of the façade on Long, it could be a real attraction for a retail tenant. Consideration would be fine as opposed to part of motion. I think you've already said you'd be coming back on the landscaped area and come back before you do

the fence and the dog park. That is part of the motion. JM – the big “PARK” - what is that material, is it lit? DG – diamond pattern mesh on a frame and it will have lighting. JM - plastic pieces and lit? DG – it is signage and we will come back for that. We will need to work with the signage fabricator. Subtle approach may be advocated. Also, there will be streetscape requirements. TH – you will be coming back for detailed landscape plan, signage, possibly lighting. SW – let’s bring back lighting.

Results: Motion to approve the general building with the following conditions, return with details and approval for

- Landscaping of dog park and side space, including fencing
- Lighting
- Signage, including the large “PARKING” sign on Neilston St.

In addition, consideration to enliven or enhance the E. Long St. façade, particularly at time of filling the space with a tenant.

IV. Conceptual Review of New Building, Demolition CoA of existing Warehouse

Case #3 19-2-3C

37:00

Addresses: 518 E. Broad St. - Washington Ave. frontage (30 to 94 address range) ,
555 Boone St. (warehouse)

Applicant: Frank Weaver

Property Owner: State Auto Insurance Companies, Art Hersey

Design Professionals: WSA Studio

Realm Collaborative, Landscape Architecture – Urban Design

Request:

Conceptual review for parking garage and campus development. Includes demolition of warehouse and vehicular maintenance building (555 Boone St.). Request for Certificate of Appropriateness for the demolition of 555 Boone Street.

Discussion: DJT – background – reference to the 2010 Downtown Strategic Plan, a new parking garage was shown there albeit it was moved slightly to the north. Site context images shown, including 555 Boone St. warehouse, proposed to be demolished, along with the Aminah Robinson mural.

SA – State Auto in its 98th year at this location. SA here and at a couple of other locations – wishes to consolidate here and reinvest in their original campus. Office capacity is being increased, garage is part of this. There would be 1,200 employees on site (close to doubling what is there). 791 spaces in the new garage.

SW – delighted that there is a company that is maintaining its position downtown. We do want residential downtown but offices are a part of the balance. SA – garage is for more than just day-time use by SA workers, will be shared by others in the area such as museum patrons. 4 floor garage. We have been talking to the art museum, Jefferson Center and CCAD.

WSA - Parcels to the north of the site are owned by CCAD, limiting building there. Not all of

Boone is public. Blocking diagram shown. Ramp of the garage is on the east side. Entry plaza between garage and existing buildings. There will be surface parking to the east and landscaping to the west and the sycamore trees will be kept. This might also become part of the Creative Campus related uses in the future. JM – concerned about the proximity of the entrance to the entry plaza with museum entrance. WSA – we are concerned about how to make this area as pedestrian friendly as possible – i.e. lighted walkways (JM – changes in the pavement).

WSA – possibility of shared parking on the first floor. Detailed plans shown, first floor will have public capabilities. Aerial perspectives shown with relationships to State Auto campus. SW – materials? Conceptual in nature but perforated metal screen is being looked at along with glass for the vertical circulation elements. Precedence images of examples from other locations shown of screening of the garage.

We will be losing the Aminah Robinson mural and possibly replacing it with some form of projected digital images, possibly recreating the mural but also offering the use of the surface for other art works from the museum or from CCAD, a digital canvas. This would allow for flexibility. SW – I think that is a good idea. SA – we have talked to CCAD and the art museum about losing the mural. The Columbus Museum of Art owns the Aminah Robinson estate. KK – you have this land mass next to the Art Museum's sculpture garden, this could be an extension of the museum. This could be phenomenal – expanding the campus. WSA – we don't know whether the ground floor will be transparent – there is potential that at one point in time there could be building – a conversion to commercial (retail) or residential. TH – complements on the overall plan, particularly on setting the garage back and on the pedestrian connection.

ML – the parking lot across Broad St., is there any thought on doing anything to it? SA – no plans at this time. At one time we had discussed a pedestrian bridge over Broad St. Our current plan to the north seems like a much better option.

SW – let's talk about the demolition. What's the timing. SA – we still have a lot of claims files, we couldn't do it right now. SA – we did check demolition as a request on the application. KK – although we are loathed for demolition, in this case, this fulfills all of our criteria – it will be replaced by a higher order. We'll give demolition permission but only after we are assured that you will be executing the replacement. SW – you do the demolition as part of phasing – parking will be displaced during construction. SW – does anyone have a problem with demolition in this case? ML – could we make it contingent on their board approval? SA – we would not demolish unless we were to go through with the garage. The board meets this Friday. KK – I would like to move that a CoA for demolition be granted subject to the approval of the State Auto Board. JM – 2nd. Also make it contingent that the mural be documented. Make it possible that digital imaging be done in the future. SW the mural is a copy executed by CCAD students of an original Aminah Robinson illustration in the possession of the museum.

Results: Motion to approve demolition contingent upon getting back to staff on State Auto Board approval (5-0)

Conceptual review of new garage and plan – no vote taken.

V. Business / Discussion

1:01:54

Kyle Katz - formal resignation

- Effective June 1, 2019

In Packet - State of Downtown Columbus – Year End 2018

- Prepared by Capital Crossroads & Discovery Special Improvement Districts

Nominations to the Columbus Register of Historic Properties (Columbus Historic Resources Commission) – Thursday, Feb. 21

1:02:58

- 174 E. Long St. (The Standard Building)
- 182 E. Long St. (Winders Motor Sales Co. Building)

DJT – no action necessary, just be aware that these will be coming down the pike.

Public Forum

Staff Certificates of Appropriateness have been issued since last notification December 12, 2018

Ad Mural – ***Bold & Italics***

1. A19-1-4 600 N High - Cantina Sign
2. A19-1-5 214 E State - Cafe Illyria Awning
3. ***A19-1-6M - 66 S Third - OSU Wexner Med – OB***
4. ***A19-1-7M - 106 N High - OSU Med – OB***
5. A19-1-8 101 E Town – Sign
6. A19-1-9 34 W Gay - Origo Sign
7. A19-1-10 17 S High - Huntington Flue
8. A19-1-11 230 E Town - Sign
9. ***A19-1-12M - 56 E Long St - Apple***
10. ***A19-1-13M - 263 N Front - Apple – OB***
11. ***A19-1-14M - 43 W Long St - Apple OB***
12. ***A19-1-15M 15 W Cherry Apple – OutFront***
13. A19-1-16 10 W Broad - Bailey I Cavalier Sign
14. ***A19-1-17M - 88 W Mound - ZipZone AM OutfB***
15. A19-2-1 511 N High DtC-Ruth Chris HRC
16. A19-2-2 15-10-2 223 E Town St - Revised Storefront
17. ***A19-2-3M - 35 W Spring- BudLight-Lamar***
18. A19-2-4 10 E Long - District North Signs
19. ***A19-2-5M 260 S Fourth-BudLight – OB***
20. ***A19-2-6M - 34 N High S - BudLight – OB***
21. A19-2-7 101 E Main - Leasing Banner
22. ***A19-2-8M - 274 S Third - Ohio Lottery – OB***
23. A19-2-9 - 580 N Fourth - Seasonal Tent
24. A19-2-10 201 S High - Paint and Removal
25. A19-2-11 111-115 Vine - The Botanist Signage

Next regular meeting will be on March 26, 2019, the fourth Tuesday of the month (four weeks away).

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 614-645-8404.